184.0	0007	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	671,500	/	671,500
USE VALUE:	671,500	/	671,500
ASSESSED:	671,500	/	671,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QIAO LEI
Owner 2:	YIN YAN
Owner 3:	
Street 1:	15 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEVITA ROSEMARY H -
Owner 2:	-
Street 1:	15 VIRGINIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6118.000	249,000		422,500	671,500
Total Card	0.140	249,000		422,500	671,500
Total Parcel	0.140	249,000		422,500	671,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.13 | /Parcel: 518.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	124065
GIS Ref	
GIS Ref	
Insp Date	07/11/18

!14336!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,000	0	6,118.	422,500	671,500		Year end	12/23/2021
2021	101	FV	240,400	0	6,118.	422,500	662,900		Year End Roll	12/10/2020
2020	101	FV	240,400	0	6,118.	422,500	662,900	662,900	Year End Roll	12/18/2019
2019	101	FV	207,700	0	6,118.	422,500	630,200	630,200	Year End Roll	1/3/2019
2018	101	FV	209,700	0	6,118.	356,100	565,800	565,800	Year End Roll	12/20/2017
2017	101	FV	209,700	0	6,118.	325,900	535,600	535,600	Year End Roll	1/3/2017
2016	101	FV	209,700	0	6,118.	277,600	487,300	487,300	Year End	1/4/2016
2015	101	FV	196,700	0	6,118.	241,400	438,100	438,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:48:21

LAST REV

Date	Time
08/08/18	15:14:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14336

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVITA ROSEMARY	69508-344		6/27/2017		658,000	No	No		
ARDITO DORIS /D	35518-183		5/22/2002		347,500	No	No		
ARDITO DORIS V	34848-254		2/19/2002	Family		No	No		
	9383-272		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	124065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2015	432	Insulate	6,144					
10/3/2006	839	Redo Kit	15,000	C		G8	GR FY08	siding /windows
6/18/2002	463	Wood Dec	2,000	O		G4	GR FY04	10X16 WOOD DECK
5/6/1997	223	Re-Roof	4,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Meas/Inspect	CC	Chris C
1/29/2018	SQ Returned	MM	Mary M
10/23/2008	Meas/Inspect	163	PATRIOT
9/17/2002	MLS	MM	Mary M
4/17/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	263	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6118		Sq. Ft.	Site		0	70.	0.99	7									422,478						422,500	

Total AC/HA:	0.14045	Total SF/SM:	6118	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,478	Spl Credit		Total:	422,500

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305883
Depreciation:	56894
Depreciated Total:	248989

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

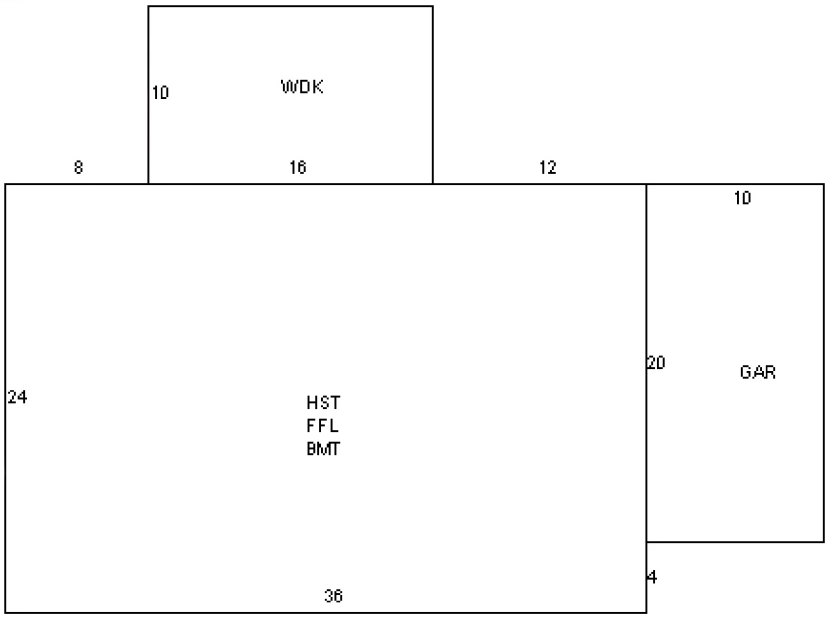
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	98.81
Final Total:	249000	Val/Su SzAd	192.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	44.550	38,487
FFL	First Floor	864	148.490	128,291
HST	Half Story	432	148.490	64,146
GAR	Garage	200	27.500	5,499
WDK	Deck	160	12.250	1,960
Net Sketched Area:		2,520	Total:	238,383
Size Ad	1296	Gross Area	2952	FinArea 1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

PARCEL ID

184.0-0007-0013.0

IMAGE

AssessPro Patriot Properties, Inc